



8-12 Butler Lane, Inglewood



Modern contemporary home on 1800m² - a real gem in the gold fields country

- Very stylish modern family home on a 1,800m² block - ideal for the family, investor or those wanting to perhaps consider a sub-division as the property was previously approved for a 3 lot sub-division
- Central location within walking distance to all amenities of the township of Inglewood
- Offering three bedrooms, master with ensuite and large open plan living area
- Modern chef's kitchen with quality appliances and a large walk in pantry. All electric cooking plus dishwasher
- Fabulous 12m x 7.5m workshop with power, benches, heater and concrete floor
- All the hard work has been done on this unique and beautiful home
- Inglewood is close to the Loddon river which offers great recreational activities on your doorstep
- Large new colorbond workshop with two double roller doors, personal access door, windows, concrete floor, insulated roof, power and a solid fuel heater
- Undercover entertainment area for relaxing and capturing the summer breeze. Secure adjustable blinds all around to suit your comfort needs during all seasons. Fernery and carport - undercover parking for five vehicles
- The house block is separately fenced and the adjoining land is also fully fenced, secure for the children and pets. There is a large double garage and storage shed
- Solar power for all electricity needs. 27000 litres of rain water storage connected to multiple outlets in the home. Costs of living are very much minimised in this home. Split system reverse for all heating and cooling needs for all seasons. The home has a six star energy rating, double glazed windows in the living areas
- The local State schools and child care centre are only a five minute walk and St Mary's school is close by, easy walk in to town for the supermarket, hardware

3 bedrooms 2 bathrooms 10 parking spaces 1,800 m²

Price	\$475,000
Property Type	Residential
Property ID	855
Land Area	1,800 m ²
Floor Area	140 m ²

Agent Details

Gavin Butler - 0427 887 766

Office Details

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store, pharmacy, sporting facilities, golf, tennis, swimming pool, sports oval and a relatively new children's play ground.

- The home is currently leased to tenants who would like to stay on. Leased at \$400 per week until 20th August, 2024
- The property is set on a quiet road where there is also ample on street parking for the largest transports if so desired
- You'll love the home and the location!

Opportunity presents for the investor or family wanting a great home in a great and unique locale. Inglewood is a unique township and a safe and secure place to live. Only a 40 minute drive into central Bendigo this lovely township is becoming increasingly more popular.

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